

TEXAS TRANSPORTATION COMMISSION

HAYS County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In the City of Kyle, Hays County, on I-35, the State of Texas acquired an easement interest in certain land by an instrument recorded in Volume 178, at Page 98, of the Deed Records of Hays County, Texas.

A portion of the easement, which portion encumbers the real property described in Exhibit A (tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

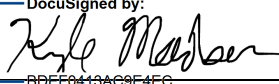
I35 Kyle Crossing Lot 6, Ltd., a Texas limited partnership, is the owner of the fee interest in the property and has requested to purchase the easement interest for \$44,384.25.

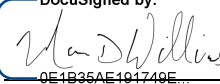
The commission finds \$44,384.25 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

IT IS THEREFORE ORDERED by the commission that the easement interest encumbering the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the easement interest to I35 Kyle Crossing Lot 6, Ltd., a Texas limited partnership, for \$44,384.25.

Submitted and reviewed by:

Recommended by:

DocuSigned by:

BDEF0413AC9E4EC...
Director, Right of Way Division

DocuSigned by:

0E1B35AE191740E...
Executive Director

116112 September 30, 2021

Minute Number	Date Passed
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Exhibit "A"

Drainage Easement Release

Lot 6

FIELD NOTE DESCRIPTION

BEING A 0.2363 ACRE (10,292 SQUARE FEET) TRACT OF LAND LOCATED IN LOT 6, KYLE TOWNE CENTER, REPLAT OF LOT 1-A, BLOCK A, KYLE TOWN CENTER, SECOND REPLAT OF LOT 1, BLOCK A (KYLE TOWNE CENTER), A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 20015578, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND BEING A PART OF THAT 0.601 ACRE CHANNEL EASEMENT CONVEYED BY LAURA B. NEGLEY, ET AL, TO THE STATE OF TEXAS IN A DOCUMENT RECORDED IN VOLUME 178, PAGE 98, DEED RECORDS OF HAYS COUNTY, TEXAS, SAID LOT 6 BEING CONVEYED TO I35 KYLE CROSSING LOT 6, LTD. IN A DEED RECORDED IN DOCUMENT NO. 20030759, OF SAID OFFICIAL PUBLIC RECORDS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found in the north line of said Lot 6, for a common corner of said Lot 6, and Lot 4, KYLE TOWNE CENTER;

THENCE, with the common line of said Lot 6 and Lot 4, being a non-tangent curve to the right, having a radius of 938.00 feet, an arc length of 9.37 feet, a delta angle of 00°34'20", and a chord which bears South 78°58'11" East, a distance of 9.37 feet to the northeast corner and POINT OF BEGINNING (N:13925055.20, E:2332951.33) of the herein described tract, being in the westerly line of said Channel Easement;

THENCE, continuing with said common line and said non-tangent curve to the right and over and across said Channel Easement, having a radius of 938.00 feet, an arc length of 77.51 feet, a delta angle of 04°44'04", and a chord which bears South 76°18'59" East, a distance of 77.49 feet to the easterly line of said Channel Easement, from which a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found in said common line for the end of said curve, bears a chord bearing and distance of South 69°28'29" East, 146.35 feet;

THENCE, South 28°14'11" West, departing said common line and over and across said Lot 6 with the easterly line of said Channel Easement, a distance of 61.48 feet to the beginning of a curve in the common line of said Lot 6 and Lot 7, KYLE TOWNE CENTER;

THENCE, over and across said Channel Easement with the common line of said Lot 6 and Lot 7, being a non-tangent curve to the left and, having a radius of 878.00 feet, an arc length of 71.32 feet, a delta angle of 04°39'16", and a chord which bears North 77°07'24" West, a distance of 71.30 feet, to a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found for common corner of said Lot 6 and Lot 7;

THENCE, South 28°18'09" West, with the common line of said Lot 6 and Lots 7, 8, 9, 10, 11, and 12, KYLE TOWNE CENTER and continuing over and across said Channel Easement, a distance of 986.43 feet to a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found for the common corner of said Lot 6, and said Lot 12 and Lot 13, KYLE TOWNE CENTER, same being the beginning of a non-tangent curve to the left;

THENCE, with the common line of said Lot 6 and Lot 13, being and said non-tangent curve to the left, having a radius of 1705.00 feet, an arc length of 16.43 feet, a delta angle of 00°33'08", and a chord which bears South 40°32'08" West, a distance of 16.43 feet, to the intersection of the westerly line of said Channel Easement with the common line of said Lot 6 and Lot 13, same being the beginning of a non-tangent curve to the right;

THENCE, departing said common line and over and across said Lot 6 with the westerly line of said Channel Easement the following two (2) courses and distances:

1. With said non-tangent curve to the right, having a radius of 225.00 feet, an arc length of 26.90 feet, a delta angle of 06°51'04", and a chord which bears North 24°48'39" East, a distance of 26.89 feet;
2. North 28°14'11" East, a distance of 1036.54 feet to the **POINT OF BEGINNING** containing 0.2363 acre (10,292 square feet) of land within these metes and bounds.

Bearing Basis: Common line of Lot 6 and Lots 7 through 13, KYLE TOWN CENTER. (South 28°18'09" West)

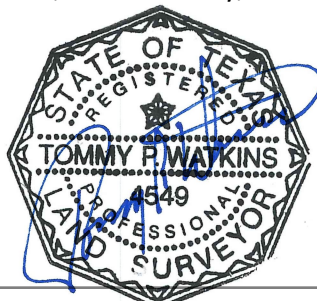
THE STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENT
COUNTY OF TRAVIS §

That I, Tommy P. Watkins, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the month of March, 2021, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 20th of July, 2021, A.D.

CUNNINGHAM-ALLEN, INC.

Tommy P. Watkins, R.P.L.S.
Texas Registration No. 4549



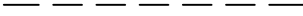


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TBPE FIRM #: F-284 / TBPLS FIRM #: 10000900

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	938.00'	77.51'	4°44'04"	S76°18'59"E	77.49'
C2	878.00'	71.32'	4°39'16"	N77°07'24"W	71.30'
C3	1705.00'	16.43'	0°33'08"	S40°32'08"W	16.43'
C4	225.00'	26.90'	6°51'04"	N24°48'39"E	26.89'
C5	938.00'	9.37'	0°34'20"	S78°58'11"E	9.37'
C6	938.00'	146.50'	8°56'55"	S69°28'29"E	146.35'

LEGEND

▲	COTTON SPINDLE SET
■	TxDOT TYPE I MONUMENT FOUND
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
⊗	"X" OR PUNCH MARK SET/FOUND
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
PR	PLAT RECORDS, HAYS CO., TX
DR	DEED RECORDS, HAYS CO., TX
OPR	OFFICIAL PUBLIC RECORDS, HAYS CO., TX
DA	CAP STAMPED "DOUCET & ASSOCIATES"
AC.	ACRE(S)
S.F.	SQUARE FEET
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE

BEARING BASIS: COMMON LINE OF LOT 12 AND LOT 13,
KYLE TOWNE CENTER. (SOUTH 60°27'21" EAST)

ALL COORDINATES NOTED HEREON ARE SURFACE
COORDINATES.

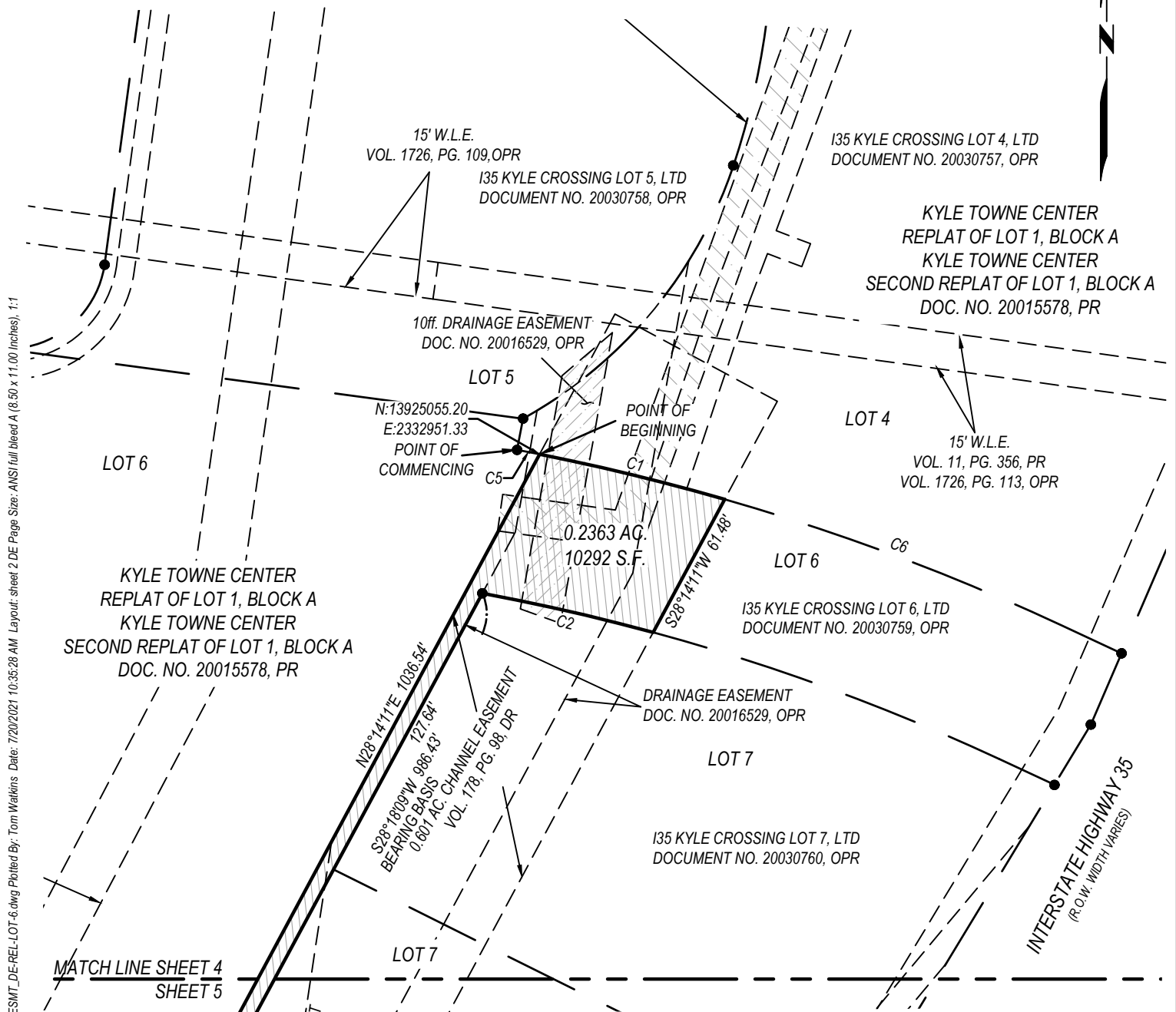
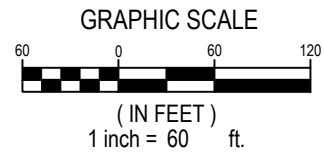


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TECH: DK

**LEGEND**

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● 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
⊗ "X" OR PUNCH MARK SET/FOUND
PR PLAT RECORDS, HAYS CO., TX
DR DEED RECORDS, HAYS CO., TX
OPR OFFICIAL PUBLIC RECORDS, HAYS CO., TX
DA CAP STAMPED "DOUCET & ASSOCIATES"



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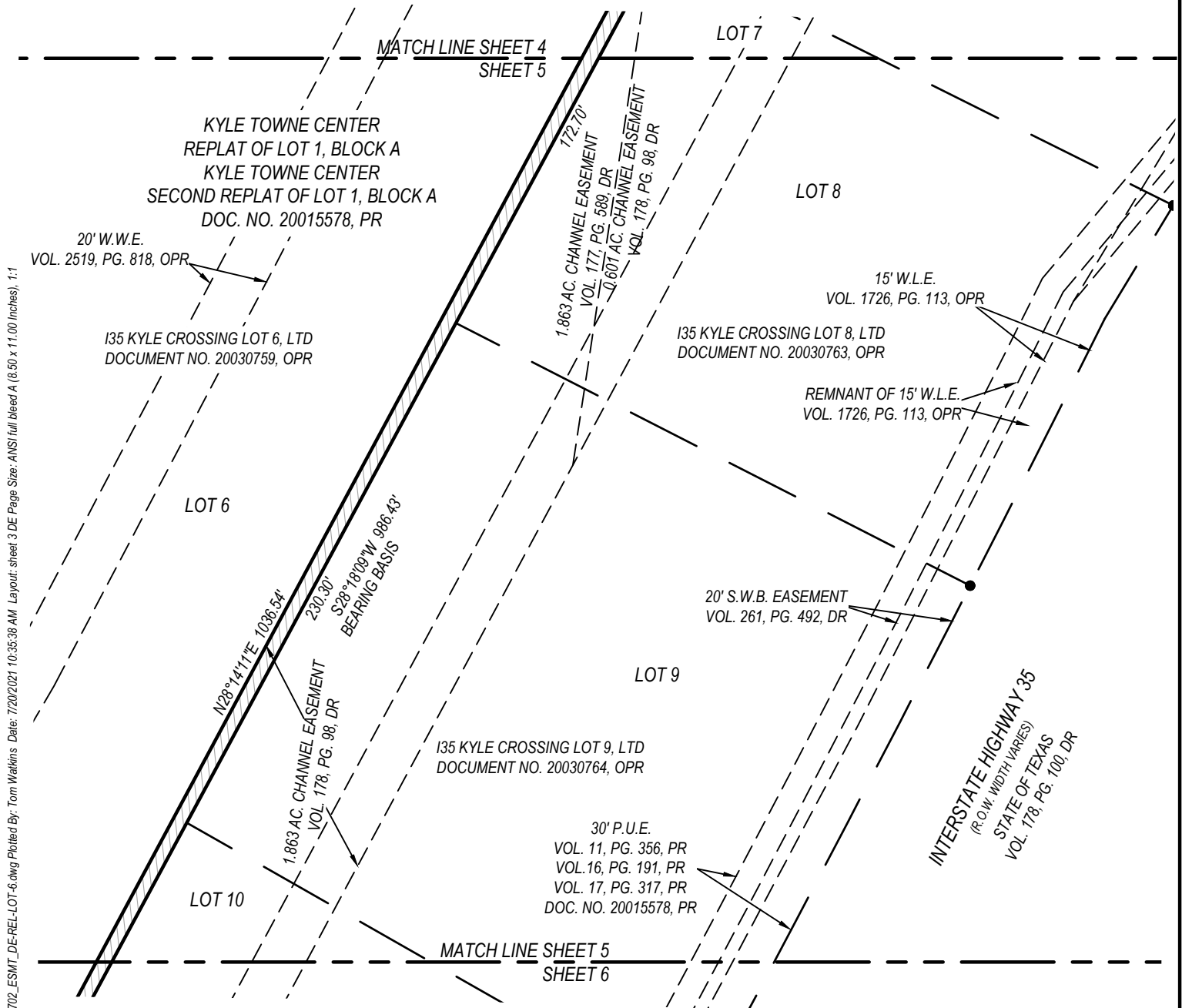
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Austin, Texas 78746
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⊗
PR
DR
OPR
DA

TECH: DK

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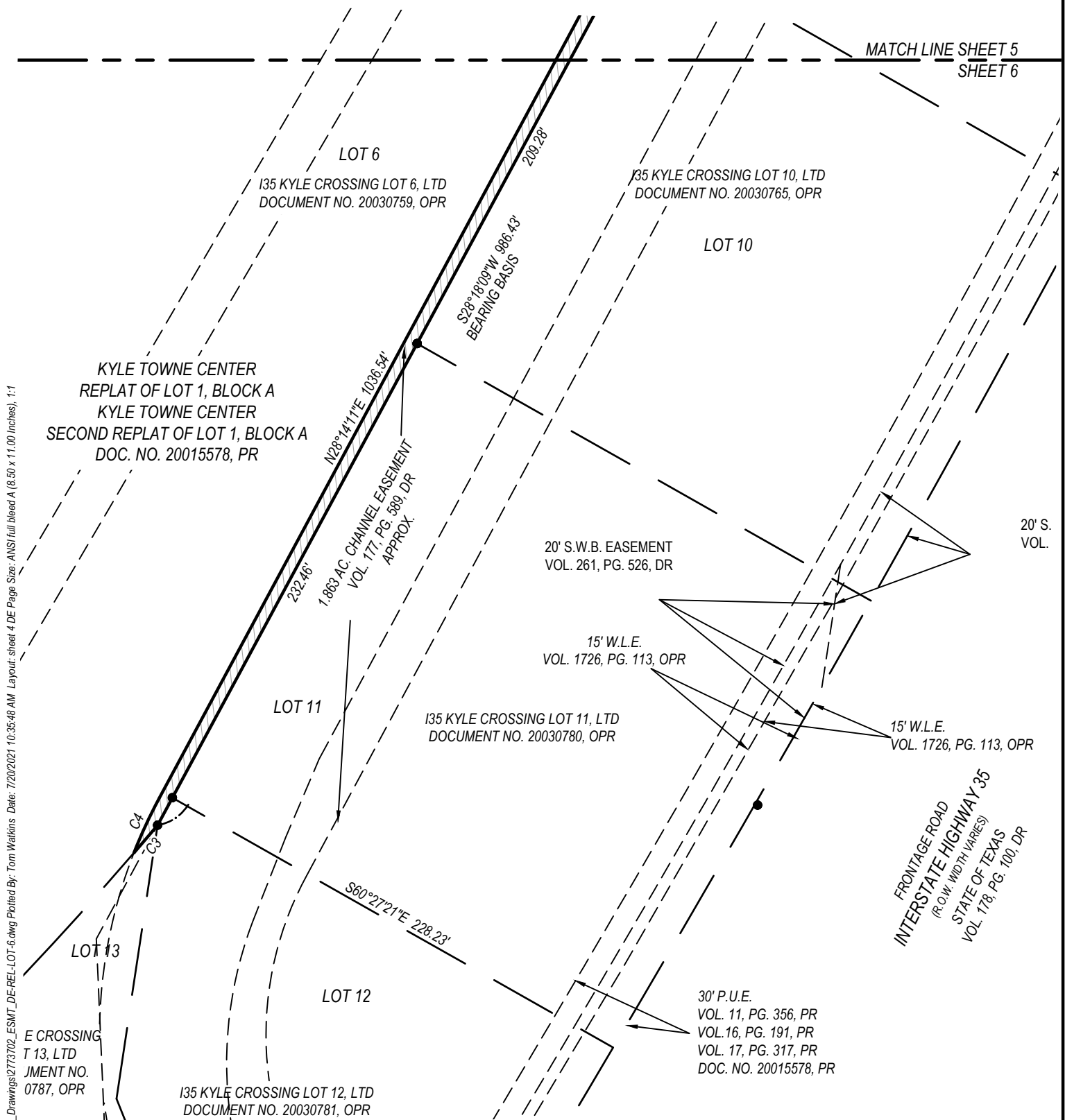
Austin, Texas 78746

Tel.: (512) 327-2946

Fax: (512) 327-2973

TECH: DK

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